

From: [REDACTED]
To: [Committee of Adjustment \(SM\)](#)
Subject: Development on 17 Downey Street
Date: Thursday, August 14, 2025 6:29:24 PM

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Hi there,

I am a resident on Edwin St. here in Kitchener. Recently, many of my neighbours have spoken to me about their concerns for the development happening at 17 Downey Street.

Many are very concerned about the size and scope of the development and why the community wasn't made aware of this. We were also surprised that there was no community consultation about the size and scope of this property.

Some of the concerns are as follows:

1. Traffic congestion - there isn't enough parking for this number of units and people on the property itself. Where will they park in the winter?? Will they always require road parking?
2. Safety - There are no sidewalks in our neighbourhood, and with a development with this many units, there will be many more cars coming and going and parking on the road, forcing pedestrians into the middle of the road. This is incredibly dangerous for children.
3. Strain on local infrastructure (water, sewage). We have had issues with this already, and adding so many more units to a lot designed for one family will have effects that we will have to pay for.
4. Lack of public consultation. Many neighbours have been taken aback by the sheer size of this development. Not to mention the trucks and constant noise.

I formally request development plans, zoning permits, environmental impact assessments, and traffic studies from your local planning office. The residents of this neighbourhood who live here would like to know what we are in for. Now I see that there is a further request to develop as well? Please provide me with the whole scope of this so that the many residents of this neighbourhood can better understand how our neighbourhood is changing (and hopefully have a say in that).

Please include this written submission to the committee, as we wish to be involved in this process and are currently opposed to this development in its current state.

I look forward to your response.

[REDACTED] Dave Lambert.

Thanks.